

SO. CAL. EQUAL ACCESS GROUP  
Jason J. Kim (SBN 190246)  
Jason Yoon (SBN 306137)  
Kevin Hong (SBN 299040)  
101 S. Western Ave., Second Floor  
Los Angeles, CA 90004  
Telephone: (213) 205-6560  
cm@SoCalEAG.com

Attorneys for Plaintiff  
YEONG LEE

**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

YEONG LEE,

Plaintiff,

vs.

U.S. BANCORP; WESTMINSTER  
MALL, LLC; and DOES 1 to 10,  
Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR DENIAL  
OF CIVIL RIGHTS OF A DISABLED  
PERSON IN VIOLATIONS OF

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;

2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT;

3. CALIFORNIA'S DISABLED  
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY  
CODE;

5. NEGLIGENCE

Plaintiff YEONG LEE ("Plaintiff") complains of Defendants U.S. BANCORP;  
WESTMINSTER MALL, LLC; and DOES 1 to 10 ("Defendants") and alleges as  
follows:

//

//

//

**PARTIES**

1  
2 1. Plaintiff is a California resident with a physical disability. Plaintiff is a  
3 transfemoral amputee below both thighs and is substantially limited in her ability to walk.  
4 Plaintiff requires the use of a wheelchair at all times when traveling in public.

5 2. Defendants are, or were at the time of the incident, the real property owners,  
6 business operators, lessors and/or lessees of the real property for a bank (“Business”)  
7 located at or about 535 Westminster Mall, Westminster, California.

8 3. The true names and capacities, whether individual, corporate, associate or  
9 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,  
10 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of  
11 Court to amend this Complaint when the true names and capacities have been  
12 ascertained. Plaintiff is informed and believes, and, based thereon, alleges that each such  
13 fictitiously named Defendants are responsible in some manner, and therefore, liable to  
14 Plaintiff for the acts herein alleged.

15 4. Plaintiff is informed and believes, and thereon alleges that, at all relevant  
16 times, each of the Defendants was the agent, employee, or alter-ego of each of the other  
17 Defendants, and/or was acting in concert with each of the other Defendants, and in doing  
18 the things alleged herein was acting with the knowledge and consent of the other  
19 Defendants and within the course and scope of such agency or employment relationship.

20 5. Whenever and wherever reference is made in this Complaint to any act or  
21 failure to act by a defendant or Defendants, such allegations and references shall also be  
22 deemed to mean the acts and failures to act of each Defendant acting individually, jointly  
23 and severally.

24 **JURISDICTION AND VENUE**

25 6. The Court has jurisdiction of this action pursuant to 28 USC §§ 1331 and  
26 1343 for violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et*  
27 *seq.*).  
28



- c. Defendants failed to maintain the parking space designated for persons with disabilities to comply with the federal and state standards. Defendants failed to maintain the mark on the space with the International Symbol of Accessibility, resulting in the paint becoming severely deteriorated, hindering visibility.
- d. Defendants failed to maintain the parking space designated for persons with disabilities to comply with the federal and state standards. Defendants failed to maintain the blue borderlines and blue hatched lines painted on the ground as required, resulting in the markings becoming severely deteriorated, hindering visibility.
- e. Defendants failed to comply with the federal and state standards for the parking space designated for persons with disabilities. Defendants failed to provide an access aisle with level surface slope.

14. These barriers and conditions denied Plaintiff full and equal access to the Business and caused Plaintiff difficulty and frustration. Plaintiff wishes to return and patronize the Business; however, Plaintiff is deterred from visiting the Business because her knowledge of these violations prevents her from returning until the barriers are removed.

15. Based on the violations, Plaintiff alleges, on information and belief, that there are additional barriers to accessibility at the Business after further site inspection. Plaintiff seeks to have all barriers related to her disability remedied. *See Doran v. 7-Eleven, Inc.* 524 F.3d 1034 (9<sup>th</sup> Cir. 2008).

16. In addition, Plaintiff alleges, on information and belief, that Defendants knew that particular barriers render the Business inaccessible, violate state and federal law, and interfere with access for the physically disabled.

17. At all relevant times, Defendants had and still have control and dominion over the conditions at this location and had and still have the financial resources to remove these barriers without much difficulty or expenses to make the Business

1 accessible to the physically disabled in compliance with ADDAG and Title 24  
 2 regulations. Defendants have not removed such barriers and have not modified the  
 3 Business to conform to accessibility regulations.

#### 4 **FIRST CAUSE OF ACTION**

#### 5 **VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990**

6 18. Plaintiff incorporates by reference each of the allegations in all prior  
 7 paragraphs in this complaint.

8 19. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual  
 9 shall be discriminated against on the basis of disability in the full and equal enjoyment of  
 10 the goods, services, facilities, privileges, advantages, or accommodations of any place of  
 11 public accommodation by any person who owns, leases, or leases to, or operates a place  
 12 of public accommodation. *See* 42 U.S.C. § 12182(a).

13 20. Discrimination, *inter alia*, includes:

- 14 a. A failure to make reasonable modification in policies, practices, or  
 15 procedures, when such modifications are necessary to afford such  
 16 goods, services, facilities, privileges, advantages, or accommodations  
 17 to individuals with disabilities, unless the entity can demonstrate that  
 18 making such modifications would fundamentally alter the nature of  
 19 such goods, services, facilities, privileges, advantages, or  
 20 accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).
- 21 b. A failure to take such steps as may be necessary to ensure that no  
 22 individual with a disability is excluded, denied services, segregated or  
 23 otherwise treated differently than other individuals because of the  
 24 absence of auxiliary aids and services, unless the entity can  
 25 demonstrate that taking such steps would fundamentally alter the  
 26 nature of the good, service, facility, privilege, advantage, or  
 27 accommodation being offered or would result in an undue burden. 42  
 28 U.S.C. § 12182(b)(2)(A)(iii).

- 1 c. A failure to remove architectural barriers, and communication barriers  
2 that are structural in nature, in existing facilities, and transportation  
3 barriers in existing vehicles and rail passenger cars used by an  
4 establishment for transporting individuals (not including barriers that  
5 can only be removed through the retrofitting of vehicles or rail  
6 passenger cars by the installation of a hydraulic or other lift), where  
7 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).
- 8 d. A failure to make alterations in such a manner that, to the maximum  
9 extent feasible, the altered portions of the facility are readily  
10 accessible to and usable by individuals with disabilities, including  
11 individuals who use wheelchairs or to ensure that, to the maximum  
12 extent feasible, the path of travel to the altered area and the  
13 bathrooms, telephones, and drinking fountains serving the altered  
14 area, are readily accessible to and usable by individuals with  
15 disabilities where such alterations to the path or travel or the  
16 bathrooms, telephones, and drinking fountains serving the altered area  
17 are not disproportionate to the overall alterations in terms of cost and  
18 scope. 42 U.S.C. § 12183(a)(2).

19 21. Where parking spaces are provided, accessible parking spaces shall be  
20 provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every  
21 eight accessible spaces, but not less than one, shall be served by an access aisle 96 in  
22 (2440 mm) wide minimum and shall be designated "van accessible." 1991 ADA  
23 Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall  
24 be a van accessible parking space. 2010 ADA Standards § 208.2.4.

25 22. For the parking spaces, access aisles shall be marked with a blue painted  
26 borderline around their perimeter. The area within the blue borderlines shall be marked  
27 with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting  
28 with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall

1 be painted on the surface within each access aisle in white letters a minimum of 12 inches  
2 (305 mm) in height and located to be visible from the adjacent vehicular way. CBC §  
3 11B-502.3.3.

4 23. Here, Defendants failed to provide a proper access aisle as there were no  
5 “NO PARKING” markings painted on the parking surface. Additionally, the blue  
6 borderlines and blue hatched lines painted on the parking surface were poorly  
7 maintained, resulting in the markings becoming severely deteriorated, hindering  
8 visibility. Moreover, Defendants failed to provide the access aisle with the minimum  
9 width of 96 inches.

10 24. The surface of each accessible car and van space shall have surface  
11 identification complying with either of the following options: The outline of a profile  
12 view of a wheelchair with occupant in white on a blue background a minimum 36” wide  
13 by 36” high (914 mm x 914 mm). The centerline of the profile view shall be a maximum  
14 of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the  
15 length of the parking space and its lower side or corner aligned with the end of the  
16 parking space length or by outlining or painting the parking space in blue and outlining  
17 on the ground in white or a suitable contrasting color a profile view of a wheel chair with  
18 occupant. See CBC § 11B-502.6.4, et seq.

19 25. Here, Defendants failed to maintain the International Symbol of  
20 Accessibility painted on the surface as required, resulting in the markings becoming  
21 severely deteriorated, hindering visibility.

22 26. Under the 1991 Standards, parking spaces and access aisles must be level  
23 with surface slopes not exceeding 1:50 (2%) in all directions. 1991 Standards § 4.6.2.  
24 Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles  
25 shall be part of an accessible route to the building or facility entrance and shall comply  
26 with 4.3. Two accessible parking spaces may share a common access aisle. Parked  
27 vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces  
28



1 and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all  
2 directions. 1991 Standards § 4.6.3.

3 27. Here, the access aisle is not level with the parking spaces. Under the 2010  
4 Standards, access aisles shall be at the same level as the parking spaces they serve.  
5 Changes in level are not permitted. 2010 Standards § 502.4. “Access aisles are required  
6 to be nearly level in all directions to provide a surface for transfer to and from vehicles.”  
7 2010 Standards § 502.4 Advisory. Id. No more than a 1:48 slope is permitted.

8 28. A public accommodation shall maintain in operable working condition those  
9 features of facilities and equipment that are required to be readily accessible to and usable  
10 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a).

11 29. By failing to maintain the facility to be readily accessible and usable by  
12 Plaintiff, Defendants are in violation of Plaintiff’s rights under the ADA and its related  
13 regulations.

14 30. The Business has denied and continues to deny full and equal access to  
15 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be  
16 discriminated against due to the lack of accessible facilities, and therefore, seeks  
17 injunctive relief to alter facilities to make such facilities readily accessible to and usable  
18 by individuals with disabilities.

## 19 **SECOND CAUSE OF ACTION**

### 20 **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

21 31. Plaintiff incorporates by reference each of the allegations in all prior  
22 paragraphs in this complaint.

23 32. California Civil Code § 51 states, “All persons within the jurisdiction of this  
24 state are free and equal, and no matter what their sex, race, color, religion, ancestry,  
25 national origin, disability, medical condition, genetic information, marital status, sexual  
26 orientation, citizenship, primary language, or immigration status are entitled to the full  
27 and equal accommodations, advantages, facilities, privileges, or services in all business  
28 establishments of every kind whatsoever.”





provided), telephone facilities, adoption agencies, private schools, hotels, loading places, places of public accommodations, amusement, or resort, and other places in which the general public is invited, subject only to the conditions and limitations established by law, or state or federal regulation, and applicable alike to all persons.

39. California Civil Code § 54.3(a) states, “Any person or persons, firm or corporation who denies or interferes with admittance to or enjoyment of public facilities as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for the actual damages, and any amount as may be determined by a jury, or a court sitting without a jury, up to a maximum of three times the amount of actual damages but in no case less than one thousand dollars (\$1,000) and any attorney’s fees that may be determined by the court in addition thereto, suffered by any person denied the rights provided in Section 54, 54.1, and 54.2.

40. California Civil Code § 54(d) specifies, “a violation of the right of an individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also constitute a violation of this section, and nothing in this section shall be construed to limit the access of any person in violation of that act.

41. The actions and omissions of Defendants alleged herein constitute a denial of full and equal accommodation, advantages, and facilities by physically disabled persons within the meaning of California Civil Code § 54. Defendants have discriminated against Plaintiff in violation of California Civil Code § 54.

42. The violations of the California Disabled Persons Act caused Plaintiff to experience difficulty, discomfort, and embarrassment. The Defendants are also liable for statutory damages as specified in California Civil Code §55.56(a)-(c).

#### **FOURTH CAUSE OF ACTION**

#### **CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.**

43. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

1           44. Plaintiff and other similar physically disabled persons who require the use of  
2 a wheelchair are unable to use public facilities on a “full and equal” basis unless each  
3 such facility is in compliance with the provisions of California Health & Safety Code §  
4 19955 et seq. Plaintiff is a member of the public whose rights are protected by the  
5 provisions of California Health & Safety Code § 19955 et seq.

6           45. The purpose of California Health & Safety Code § 1995 et seq. is to ensure  
7 that public accommodations or facilities constructed in this state with private funds  
8 adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of  
9 Title 1 of the Government Code. The code relating to such public accommodations also  
10 require that “when sanitary facilities are made available for the public, clients, or  
11 employees in these stations, centers, or buildings, they shall be made available for  
12 persons with disabilities.

13           46. Title II of the ADA holds as a “general rule” that no individual shall be  
14 discriminated against on the basis of disability in the full and equal enjoyment of goods  
15 (or use), services, facilities, privileges, and accommodations offered by any person who  
16 owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a).  
17 Further, each and every violation of the ADA also constitutes a separate and distinct  
18 violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an  
19 award of damages and injunctive relief pursuant to California law, including but not  
20 limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

## 21                                   **FIFTH CAUSE OF ACTION**

### 22                                   **NEGLIGENCE**

23           47. Plaintiff incorporates by reference each of the allegations in all prior  
24 paragraphs in this complaint.

25           48. Defendants have a general duty and a duty under the ADA, Unruh Civil  
26 Rights Act and California Disabled Persons Act to provide safe and accessible facilities  
27 to the Plaintiff.  
28

49. Defendants breached their duty of care by violating the provisions of ADA, Unruh Civil Rights Act and California Disabled Persons Act.

50. As a direct and proximate result of Defendants' negligent conduct, Plaintiff has suffered damages.

**PRAYER FOR RELIEF**

WHEREFORE, Plaintiff respectfully prays for relief and judgment against Defendants as follows:

1. For preliminary and permanent injunction directing Defendants to comply with the Americans with Disability Act and the Unruh Civil Rights Act;

2. Award of all appropriate damages, including but not limited to statutory damages, general damages and treble damages in amounts, according to proof;

3. Award of all reasonable restitution for Defendants' unfair competition practices;

4. Reasonable attorney's fees, litigation expenses, and costs of suit in this action;

5. Prejudgment interest pursuant to California Civil Code § 3291; and

6. Such other and further relief as the Court deems just and proper.

**DEMAND FOR TRIAL BY JURY**

Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby demands a trial by jury on all issues so triable.

Dated: December 23, 2024

SO. CAL. EQUAL ACCESS GROUP

By: /s/ Jason J. Kim  
Jason J. Kim, Esq.  
Attorneys for Plaintiff